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Harvest Hills Sub-  
Div. Gallatin Cty

# Department of Health and Environmental Sciences

STATE OF MONTANA HELENA, MONTANA 59601

A. C. Knight, M.D., F.C.C.P.  
Director

March 6, 1979

Gallatin County Health Department, Courthouse, Room 105, Bozeman, MT 59715  
 Gallatin County Planning Board, Courthouse, Bozeman, MT 59715  
 Montana State Library, Helena, MT 59601  
 Environmental Quality Council, Helena, MT 59601  
 Department of Community Affairs, Helena, MT 59601  
 Department of Fish and Game, Helena, MT 59601  
 Department of Highways, Helena, MT 59601  
 Department of Natural Resources and Conservation, Helena, MT 59601  
 Montana Bureau of Mines & Geology, c/o Montana Tech, W. Park St., Butte, MT 59701  
 Fire Marshall Bureau, Department of Justice, Helena, MT 59601  
 Office of Interstate Landsales Registration, Attn: Carlton Goodwin, Title Bldg.  
 Room 324, 909 - 17th Street, Denver, CO 80202  
 Gallatin County Commissioners, Courthouse, Bozeman, MT 59715  
 Gallatin County Sheriff, County Jail, Bozeman, MT 59715  
 Governor's Office, Helena, MT 59601  
 Information Unit, Dept. of Health & Environmental Sciences, Helena, MT 59601  
 Environmental Information Center, Box 12, Helena, MT 59601  
 Ken Korte, Montana Historical Society, Helena, MT 59601  
 Soil Conservation Service, 301 S. Park, FOB Drawer #10022, Helena, MT 59601  
 Survco, Inc., 103 Commercial Drive, Bozeman, MT 59715  
 Allen & Assoc., 3412 Wagonwheel Road, Bozeman, MT 59715

Re: Harvest Hills Subdivision  
 Gallatin County

Ladies and Gentlemen:

The enclosed preliminary environmental review has been prepared for Harvest Hills Subdivision in Gallatin County and is submitted for your consideration. Questions and comments will be accepted until March 21, 1979. One extension of time not to exceed seven days will be granted upon request if there is sufficient reason for the request. All comments should be sent to the undersigned.

Sincerely,

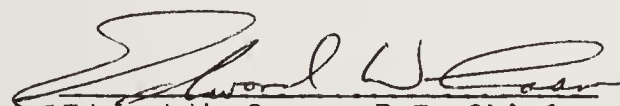
STATE DOCUMENTS COLLECTION

MAR 5 1979

EWC:WRA:mh

Enclosures

MONTANA STATE LIBRARY  
 900 E Lyndale Ave.  
 Helena, Montana 59601

  
 Edward W. Casne, P.E., Chief  
 Subdivision Bureau  
 Environmental Sciences Division

EEO/AFFIRMATIVE ACTION AGENCY



DEPARTMENT OF HEALTH AND ENVIRONMENTAL SCIENCES  
Cogswell Building, Helena, Montana 59601  
(406)449-3946

PRELIMINARY ENVIRONMENTAL REVIEW

Division/Bureau Environmental Sciences Division - Subdivision Bureau

Project or Application Harvest Hills Subdivision

Description of Project A proposed single family home development containing 60 lots  
on 83.4 acres. Individual wells and individual on-site sewage systems are proposed.

The project is located in the SW $\frac{1}{4}$  of Section 7 and the NW $\frac{1}{4}$  of Section 18, T1S,  
R6E, Gallatin County.

POTENTIAL IMPACT ON PHYSICAL ENVIRONMENT

	Major	Moderate	Minor	None	Unknown	Comments on Attached Pages
1. Terrestrial & aquatic life and habitats			X			
2. Water quality, quantity and distribution			X			
3. Geology & soil quality, stability and moisture			X			
4. Vegetation cover, quant- ity and quality			X			
5. Aesthetics			X			
6. Air quality			X			
7. Unique, endangered, fragile, or limited environmental resources				X		
8. Demands on environmen- tal resources of land, water, air & energy			X			
9. Historical and archaeo- logical sites				X		



# POTENTIAL IMPACTS ON HUMAN ENVIRONMENT

	Major	Moderate	Minor	None	Unknown	Comments on Attached Pages
1. Social structures and mores			X			
2. Cultural uniqueness and diversity			X			
3. Local and state tax base & tax revenue		X ← → X				*
4. Agricultural or industrial production			X			
5. Human health			X			
6. Quantity and distribution of community and personal income			X			
7. Access to and quality of recreational and wilderness activities			X			
8. Quantity and distribution of employment			X			
9. Distribution and density of population and housing			X			
10. Demands for government services		X ← → X				*
11. Industrial & commercial activity			X			
12. Demands for energy			X			
13. Locally adopted environmental plans & goals			X			
14. Transportation networks & traffic flows		X ← → X				*

Other groups or agencies contacted or which may have overlapping jurisdiction Gallatin County Health Department

Individuals or groups contributing to this PER. Survco Inc; Earth Sciences, Inc;

Subdivision Review Staff of the Gallatin County Board of Commissioners, Gallatin County Health Department.

Recommendation concerning preparation of EIS Recommend no E.I.S.

PER Prepared by: William R. Andes

Date: March 6, 1979

DHES/ESD-2



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Local and state tax base & tax revenue  
and  
Demands for government services

The final effects this development will have on tax revenue and demands for local government services is difficult to determine. Revenue will increase because of the increased valuation of a housing development vs. agricultural land. Expenses to the community will also increase due to the need for police protection, fire protection, emergency medical services, road maintenance, school capacities, etc., prompted by growth. Generally speaking, the increased taxes generated by a single family housing development do not pay all the increased costs for services the development should have.

Transportation networks & traffic flows

The County Road (Summer Cutoff Road) providing access to the site intersects with Sypes Canyon Road. Due to limited sight distances at this intersection, accidents here will probably increase as road use increases until the intersection grades are modified to allow suitable sight distances. According to the consulting engineers, traffic volumes on Sypes Canyon Road and McIlhatten Road will increase by 275% to 300% because of this development. Also, the school district has stated the road servicing the area is not suitable for school bus service; therefore, children living in the subdivision will have to meet the school bus at the bottom of Sypes Canyon Road.

THE  
FEDERAL  
BUREAU OF INVESTIGATION  
UNITED STATES DEPARTMENT OF JUSTICE  
WASHINGTON, D. C. 20535

TO : DIRECTOR, FBI (100-441100)  
FROM : SAC, NEW YORK (100-100000)  
SUBJECT: [Illegible]  
RE: [Illegible]



